



# Penrith Local Planning Panel

## Determination and Statement of Reasons

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION DETAILS</b>      | DA18/0956 – 20 Robert Street, Penrith   |
| <b>DATE OF DETERMINATION</b>    | Wednesday 24 April 2019   |
| <b>PANEL MEMBERS</b>            | Deborah Dearing (Chair)<br>Christopher Hallam (Expert)<br>Virginia Barrios (Community Representative)   |
| <b>APOLOGY</b>                  | John Brunton (Expert)<br>Mary-Lynne Taylor (Expert)   |
| <b>DECLARATIONS OF INTEREST</b> | N/A   |
| <b>LISTED SPEAKER(S)</b>        | Margaret Winchester (Resident)<br>Andrew Winchester (Resident)<br>Farah Georges (Director – Design Cubicle)<br>Schandel Fortu (Director – Think Planners) |

Public Meeting held at Penrith City Council on Wednesday 24 April 2019, opened at 4:00pm

### **Matter Determined pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979**

Development Application DA18/0956 at Lot 2 DP 513528, No.20 Robert Street, Penrith – Demolition of Existing Structures, Tree Removal and Construction of a Four (4) Storey Residential Flat Building containing 20 Apartments, Basement Car Parking & Strata Subdivision

### **Panel Consideration/Reasons for the Decision**

The Panel has considered the assessment report prepared by Council Officers and agrees with the recommendations in the assessment report.

Submissions raised concerns in relation to;

- Impact of construction processes on health
- Trees proposed to be removed
- Traffic issues
- Privacy and overlooking
- Drug problems and antisocial behaviour

The Panel recommends approval of the application on the following basis;

1. The proposal is permissible development within the R4 zone – High Density Residential zone under Penrith Local Environmental Plan 2010.
2. The proposal generally complies with the provisions of the LEP and the DCP and SEPP 65.
3. In response to concerns of the community the panel noted that the Construction Management Plan as required by Council will address unreasonable impacts of construction and the following conditions are to be included;

In order to increase privacy and reduce overlooking, the canopy trees on the front boundary should reach a minimum height of 15m as marked in red on the approved landscape drawings.

Architecture and landscape plans are to be amended to allow for a separate access way for Unit 005 on the ground floor from the footpath area. The entry is to be treated with paving stones or the like in order to minimise impact on soft landscaping. Documentation indicating Council satisfaction of any amended design is to be provided to the Certifying Authority **prior to the issue of any Construction Certificate.**




### **Panel Decision**

Pursuant to the provisions of Section 4.16 of the Environmental Planning and Assessment Act, 1979, Development DA18/0956 at Lot 2 DP 513528, No.20 Robert Street, Penrith – Demolition of Existing Structures, Tree Removal and Construction of a Four (4) Storey Residential Flat Building containing 20 Apartments, Basement Car Parking & Strata Subdivision be approved subject to:

- a) The conditions accompanying the assessment report to the Local Planning Panel meeting of Wednesday 24 April 2019.

## Votes

The decision was unanimous.

|   |  |
|---|--|
| <p>Deborah Dearing – Chair Person</p>  | <p>Christopher Hallam – Expert</p>                 |
| <p>Mary-Lynne Taylor – Expert</p> <p>Apology</p>  | <p>Virginia Barrios – Community Representative</p>  |